

United States District Court
Middle District of Florida

UNITED STATES OF AMERICA

AGREEMENT TO FORFEIT PROPERTY

v.

HATIM NAJI FARIZ

Case Number: 03-77-CR-TPA-30TBM

Defendant

I, the undersigned, acknowledge pursuant to 18 U.S.C. §3142(c)(2)(K) in consideration of the release of the defendant that I and my personal representatives jointly and severally agree to forfeit to the United States of America the following property:

6509 W. 81st Place, Burbank, Illinois 60459

and there has been posted with the court the following indicia of my ownership of the property: property deed.

I further declare under penalty of perjury that I am the sole owner of the property described above and that the property described above is not subject to any lien, encumbrance, or claim of right or ownership except my own, that imposed by this agreement, and those listed below:

Washington Mutual Home Loans

and that I will not alienate, further encumber, or otherwise willfully impair the value of my interest in the property.

The conditions of this agreement are that the defendant, Hatim Naji Fariz, is to appear before this court and at such other places as the defendant may be required to appear, in accordance with any and all orders and directions relating to the defendant's appearance in this case, including appearance for violation of a condition of defendant's release as may be ordered or notified by this court or any other United States Court to which the defendant may be held to answer or the cause transferred. The defendant is to abide by any judgment entered in such matter by surrendering to serve any sentence imposed and obeying any order or direction in connection with such judgment.

It is agreed and understood that this is a continuing agreement (including any proceedings on appeal or review) which shall continue until such time as the undersigned are exonerated.

If the defendant appears as ordered or notified and otherwise obeys and performs the foregoing conditions of the agreement, then this agreement is to be void, but if the defendant fails to obey or perform any of these conditions, the property described in this agreement shall immediately be forfeited to the United States. Forfeiture under this agreement for any breach of its conditions may be declared by any United States District Court having cognizance of the above entitled matter at the time of such breach, and if the property is forfeited and if the forfeiture is not set aside or remitted, judgment may be entered upon motion in such United States District Court against each debtor jointly and severally for forfeiture of the property together with interest and costs, and execution may be issued and the property secured as provided by the Federal Rules of Criminal Procedure and any other laws of the United States of America. I hereby waive any claim to Homestead exemption as a defense to any demand or claim of forfeiture arising under this bond.

This agreement is signed on 18th at Bridgeview, IL.

Hatim Naji Fariz

Fariz Ahmad

Address 12930 Sanctuary Cove Drive Tampa, FL

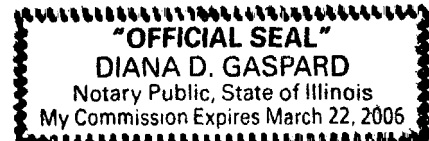
Address 8629 S. 77th Court, Bridgeview, Illinois 60455

Signed and acknowledged before me on

Approved:

(Judicial Officer)

(Judicial Officer/Clerk/Notary)




-T02/257

98

QUIT CLAIM DEED

Illinois Statutory
(Individual to Individual)

56148


08119677

3834/0424 03 001 Page 1 of 3
1998-12-09 14:49:42
Cook County Recorder 25.50



MAIL TO:

Fariz Ahmad
6509 W. 81st Place
Burbank, IL 60459

NAME & ADDRESS OF TAXPAYER:

THE GRANTOR(S) Fariz Ahmad and Naji Ahmad of Burbank, IL., for and in consideration of TEN and 00/100 DOLLARS (\$10.00) IN HAND PAID, CONVEY(S) and QUITCLAIM(S) to GRANTEE(S).

~~***~~ single never married ~~***~~ married to Raba Ahmad ~~***~~

Fariz Ahmad
6509 West 81st Place
Burbank, Illinois, 60459

24
64

the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See reverse side of this instrument for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises in Fee Simple, Subject to General taxes for 1997 and subsequent years.

Dated this 10th day of November 1998.

FARIZ AHMAD

(Seal)

NAJI AHMAD

(Seal)

~~***~~ This is not homestead property for Raba Ahmad

State of Illinois)
) SS
County of Cook)

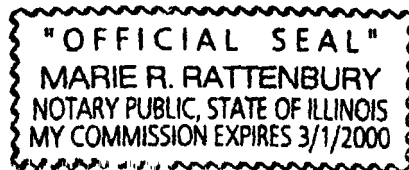
STCI 56148

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT FARIZ AHMAD & NAJI AHMAD, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that he/they signed, sealed and delivered the instrument as his/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

~~***~~ married to Raba Ahmad.

Given under my hand and notarial seal, this 24 day of Nov. 1998.

Marie R. Rattenbury
Notary Public



This Instrument prepared by: Sam S. Zegar, J.D., 6000 W. 79th St. Burbank, IL 60459

STATEMENT BY GRANTOR AND GRANTEE

grantor or his agent affirms that, to the best of his knowledge, the of the grantee shown on the deed or assignment of beneficial interest land trust is either a natural person, an Illinois corporation or gn corporation authorized to do business or acquire and hold title to estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

dated 11-24, 1998 Signature: *[Signature]*

subscribed and sworn to before
by the said

this 24 day of Nov.
1998.
Notary Public *Marie R. Rattenbury*

Grantor or Agent
"OFFICIAL SEAL"
MARIE R. RATTENBURY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/1/2000

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

dated 11-24, 1998 Signature: *[Signature]*

subscribed and sworn to before
by the said

this 24 day of Nov.
1998.
Notary Public *Marie R. Rattenbury*

Grantee or Agent
"OFFICIAL SEAL"
MARIE R. RATTENBURY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/1/2000

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Washington Mutual

HOME LOANS

Customer Care - (866) WaMu Yes or (866) 926-8937
Hearing Impaired - Dial 7-1-1 for assistance

Call to talk about your home loan anytime day or nite
Or Visit us at: www.WaMuHomeLoans.com

#BWNCLNN
#0900199344976197#

FARIZ AHMAD
6509 W 81ST PL
BURBANK IL 60459-1710

4,983 RE

|||||

Loan Statement

Statement Date: February 7, 2003
Activity Since: January 6, 2003
Loan Number: 0019344761

2002 Year End Information:

Interest Paid \$7,401.24

Please refer to your Mortgage Interest Statement for more detailed year-end information. If you wish to view or print a duplicate of your Mortgage Interest Statement for 2002, please visit us at www.WaMuHomeLoans.com.

See Reverse Side For Additional Information

Current Loan Information

Property Address:	6509 W 81st Pl Burbank IL 60459	Principal Balance	\$770,000.18
		Escrow Balance	\$0.00
		Interest Rate	6.62500%

Activity Summary

Activity is from January 6, 2003 to February 7, 2003

Principal	134.61
Interest	611.35
Total Amount Received	\$745.96

Payment Due Information

Next Payment Due Date	03/01/03
Current Payment	745.96
Total Amount Due	\$745.96

To avoid late charges of \$37.30, we must receive your payment by 03/16/03 during our business hours.

Escrow/Other Activity

Property Taxes Paid	\$0.00
Insurance Paid	\$0.00

Year-to-Date Information

Interest Paid	\$1,223.44
Principal Paid	\$268.48
Real Estate Taxes Paid	\$0.00
Insurance Paid	\$0.00

Messages

Washington Mutual

HOME LOANS

Customer Care - (866) WaMu Yes or (866) 926-8937
Hearing Impaired - Dial 7-1-1 for assistance

Call to talk about your home loan anytime day or nite
Or Visit us at: www.WaMuHomeLoans.com

Loan Statement

Statement Date: February 7, 2003
Activity Since: January 6, 2003

Loan Number: 0019344761

#BWNCLNN
#0900199344976197#

2002 Year End Information:

Interest Paid \$7,401.24

Please refer to your Mortgage Interest Statement for more detailed year-end information. If you wish to view or print a duplicate of your Mortgage Interest Statement for 2002, please visit us at www.WaMuHomeLoans.com.

FARIZ AHMAD
6509 W 81ST PL
BURBANK IL 60459-1710

4,983 RE



See Reverse Side For Additional Information

Current Loan Information

Property Address:	6509 W 81st Pl Burbank IL 60459	Principal Balance	\$110,600.16
		Escrow Balance	\$0.00
		Interest Rate	6.62500%

Activity Summary

Activity is from January 6, 2003 to February 7, 2003

Principal	134.61
Interest	611.35
Total Amount Received	\$745.96

Payment Due Information

Next Payment Due Date	03/01/03
Current Payment	745.96
Total Amount Due	\$745.96

To avoid late charges of \$37.30, we must receive your payment by 03/16/03 during our business hours.

Escrow/Other Activity

Property Taxes Paid	\$0.00
Insurance Paid	\$0.00

Year-To-Date Information

Interest Paid	\$1,223.44
Principal Paid	\$268.48
Real Estate Taxes Paid	\$0.00
Insurance Paid	\$0.00

Messages



APPRAISAL OF REAL PROPERTY

LOCATED AT:

**6500 W 81st Place
LOT 5 IN LORRAINE MITCHELL'S 81ST PLACE SUBDIVISION
Burbank, IL 60459**

FOR:

**Ahmad
6500 W 81st Place
Burbank, IL 60459**

AS OF:

February 25, 2003

BY:

Ronnie K Malley

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. CUST00

Property Description
 Property Address **6509 W 81st Place** City **Burbank** State **IL** Zip Code **60462**
 Legal Description **LOT 5 IN LORRAINE MITCHELL'S 81ST PLACE SUBDIVISION** County **Cook**
 Assessor's Parcel No. **19-31-213-020-0000** Tax Year **2001** R.E. Taxes **\$ 2,898.67** Special Assessments \$
 Borrower **Ahmad** Current Owner **Ahmad** Occupant ☒ Owner ☐ Tenant
 Property rights appraised ☒ Fee Simple ☐ Leasehold Project Type ☐ PUD ☐ Condominium (HUD/VA only) HOA \$ **N/A**
 Neighborhood or Project Name **Burbank** Map Reference **SMSA 1600** Census Tract **82100**

Sale Price \$ **Refinance** Date of Sale **N/A** Description and \$ amount of loan charges/concessions to be paid by seller **N/A**
 Lender/Clien **Ahmad** Address **6509 W 81st Place, Burbank, IL 60469**
 Appraiser **Ronnie K Mailey** Address **9031 W 151st Street Suite 202, Orland Park, IL 60462**
 Location ☐ Urban ☒ Suburban ☐ Rural Predominant occupancy ☐ Single family housing ☐ Present land use % ☐ Land use
 Built up ☒ Over 75% ☐ 25-75% ☐ Under 25% PRICE \$(000) **69** AGE (yrs) **Low New** One family **70** ☒ Not likely
 Growth rate ☐ Rapid ☒ Stable ☐ Slow ☐ Owner **362** High **58** 2-4 family **20** ☐ In process
 Property values ☐ Increasing ☒ Stable ☐ Declining ☐ Tenant **5** Multi-family **5** To: _____
 Demand/supply ☐ Shortage ☒ In balance ☐ Over supply ☐ Vacant (0-5%) **235** Commercial **44**
 Marketing time ☐ Under 3 mos. ☒ 3-6 mos. ☐ Over 6 mos. ☐ Vac. (over 5%)

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: **The subject and comparables are located in Burbank and are bordered by Street (N), 87th Street (S), Harlem Avenue (W), and Narragansett Avenue (E).**

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
All community facilities are located nearby. The employment stability is average. The appeal to market is Properties in the area are well maintained and of average quality.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing factors such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

General market conditions are currently stable. The area typically sells with conventional, FHA, and V/F financing, loan discounts, interest buydowns, concessions or other unusual financing arrangements are rare in the area.

Project Information for PUDs (if applicable) -- Is the developer/builder in control of the Home Owners' Association (HOA)? ☐ Yes ☒ No
 Approximate total number of units in the subject project **N/A** Approximate total number of units for sale in the subject project _____

Describe common elements and recreational facilities: **N/A**

Dimensions **51.75 X 133.14 X 51.75 X 133.17 Per Survey**

Site area **6,891**

Specific zoning classification and description **R1 Single Family Residence District** Corner Lot ☐ Yes ☒ No

Zoning compliance ☒ Legal ☐ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning

Highest & best use as improved: ☒ Present use ☐ Other use (explain)

Utilities	Public	Other	Off-site Improvements	Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Curb/gutter	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sidewalk	Concrete	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street lights	Electric Pole	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Storm sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>

Topography **Appears Level**
 Size **Typical for area**
 Shape **Rectangular**
 Drainage **Appears Adeq**
 View **Residential**
 Landscaping **Typical for area**
 Driveway Surface **Concrete**
 Apparent easements **None Noted**
 FEMA Special Flood Hazard Area ☐
 FEMA Zone **Zone X** Map Date _____
 FEMA Map No. **17031C0495 F**

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):
typical for the area in size and appeal. No adverse conditions are noted by the appraiser. The appraiser assumes responsibility for examination of title as to easements to record.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	Concrete	Slab	Concrete	Area Sq. Ft.	648	Roof	
No. of Stories	1 1/2	Exterior Walls	Brk/Fm/Avg	Crawl Space	Yes	% Finished	100%	Ceiling	
Type (Det./Att.)	Detached	Roof Surface	Shingle/Avg	Basement	Yes	Colling	Drywall	Walls	
Design (Style)	Split Lvl	Gutters & Dwnspnts.	Aluminum	Sump Pump	Yes	Walls	Panel	Floor	
Existing/Proposed	Existing	Window Type	Dbt Hung	Dampness	None Noted	Floor	Carpet	None	
Age (Yrs.)	28	Storm/Screens	Stm/Scn	Settlement	None Noted	Outside Entry	Yes	Unknown	
Effective Age (Yrs.)	10-15	Manufactured House	No	Infestation	None Noted	Rear Entry			
ROOMS	Foyer Living Dining Kitchen Den Family Rm. Rec. Rm. Bedrooms					# Baths Laundry Other			
Basement									
Level 1									
Level 2									

Finished area above grade contains: **6 Rooms; 3 Bedroom(s); 1 Bath(s); 1,290 Square Feet of Gr**

INTERIOR	HEATING	KITCHEN EQUIP.	ATTIC	AMENITIES	CAR STORAGE
Floors Cpt/Vnl/Avg	Type FA	Refrigerator <input checked="" type="checkbox"/>	None <input type="checkbox"/>	Fireplace(s) # <input type="checkbox"/>	None <input type="checkbox"/>
Walls Drywall/Avg	Fuel Gas	Range/Oven <input checked="" type="checkbox"/>	Stairs <input type="checkbox"/>	Patio <input type="checkbox"/>	Garage <input type="checkbox"/>
Trim/Finish Wood/Avg	Condition Avg	Disposal <input type="checkbox"/>	Drop Stair <input type="checkbox"/>	Deck <input type="checkbox"/>	Attached <input type="checkbox"/>
Bath Floor Ceramic/Avg	COOLING	Dishwasher <input type="checkbox"/>	Scuttle <input checked="" type="checkbox"/>	Porch <input type="checkbox"/>	Detached <input type="checkbox"/>
Bath Wainscot Ceramic/Avg	Central CAC	Fan/Hood <input checked="" type="checkbox"/>	Floor <input type="checkbox"/>	Fence Steel	Built-in <input checked="" type="checkbox"/>
Doors Wood/Steel/Avg	Other None	Microwave <input checked="" type="checkbox"/>	Heated <input type="checkbox"/>	Pool <input type="checkbox"/>	Carport <input type="checkbox"/>
	Condition Avg	Washer/Dryer <input checked="" type="checkbox"/>	Finished <input type="checkbox"/>		Driveway <input type="checkbox"/>

Additional features (special energy efficient items, etc.): **Minimal efficiency items noted: 40 gallon hot water tank and 101 breakers.**

Condition of the improvements, depreciation (physical, functional, and external), repairs needed, quality of construction, remodeling/additions, etc.:
addendum.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject property: **No adverse environmental factors were noted. Appraiser is not a qualified professional in environmental issues.**

Valuation Section

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. CUST00

ESTIMATED SITE VALUE = \$ 60,000

ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:

Dwelling 1,290 Sq. Ft. @ \$ 136.59 = \$ 176,201

Barn 648 Sq. Ft. @ \$ 28.05 = \$ 18,176

Garage/Carport 528 Sq. Ft. @ \$ 16.00 = \$ 8,448

Total Estimated Cost New = \$ 202,825

Less Physical Functional External

Depreciation 32,452 = \$ 32,452

Depreciated Value of Improvements = \$ 170,373

"As-is" Value of Site Improvements = \$ 1,500

INDICATED VALUE BY COST APPROACH = \$ 231,873

Comments on Cost Approach (such as, source of cost estimate, square foot calculation and for HUD, VA and FmHA, the estimated economic life of the property): Published cost manual information in the appraiser's files were in reference in the cost approach. The subject remaining economic life of 40+ years. Ind value by cost approach can be supported by sales comparison approach.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	6509 W 81st Place	8524 S Newland Avenue	6408 W 84th Street	6545 W 81st Place
City	Burbank	Burbank	Burbank	Burbank
Proximity to Subject		.7 miles	.3 miles	.1 miles
Sales Price	\$ Refinance	\$ 232,000	\$ 235,000	\$
Price/Gross Living Area	\$	\$ 193.33	\$ 168.34	\$ 157.75
Data and/or Verification Source	Inspection	MLS	MLS	MLS
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION +(-)\$ Adjust	DESCRIPTION +(-)\$ Adjust	DESCRIPTION
Sales or Financing		Conventional	Conventional	Conventional
Concessions		None Known	None Known	None Known
Date of Sale/Time		09/05/2002	10/10/2002	12/09/2002
Location	Average	Average	Average	Average
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	6,891	9,975	9,380	9,765
View	Residential	Residential	Residential	Residential
Design and Appeal	Split Level	Split Level	Split Level	Split Level
Quality of Construction	Brk/Frm/Avg	Brk/Frm/Avg	Brk/Frm/Avg	Brk/Frm/Avg
Age	28	41	28	25
Condition	Average	Average	Average	Average
Above Grade	Total: Bdrms: Baths	Total: Bdrms: Baths	Total: Bdrms: Baths	Total: Bdrms: Baths
Room Count	6 3 1	7 3 1	6 3 1	6 3 1
Gross Living Area	1,290 Sq. Ft.	1,200 Sq. Ft.	1,396 Sq. Ft.	1,496 Sq. Ft.
Basement & Finished	Prtl/Finished	Prtl/Finished	Prtl/Finished	Prtl/Fin/FinSub
Rooms Below Grade	1 Rm/1 Bth	1 Rm/1 Bth	1 Rm/1 Bth	2 Rms/1 Bth
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FA/CAC	FA/CAC	FA/CAC	FA/CAC
Energy Efficient Items	Average	Average	Average	Average
Garage/Carport	2 car garage	2 car garage	2 car garage	2 car garage
Porch, Patio, Deck	None	Patio	Patio	Deck
Fireplace(s), etc.	None	2 Fireplaces	Fireplace	None
Fence, Pool, etc.	Fence	Fence	Fence, Shed	Fence, Pool
Net Adj. (total)		\$ 2,000	\$ 2,500	
Adjusted Sales Price of Comparable		\$ 230,000	\$ 232,500	

Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.): subject's design and therefore were weighted equally.

All comparables used were six

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Data Source, for prior sales within year of appraisal	No prior sales within the past 3 years.	No prior sales within the past 3 years.	No prior sales within the past 3 years.	No prior sales within the past 3 years.
Analysis of any current agreement of sale, option, or listing of subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal				
See Addendum regarding property history for the past 3 years for the subject and comparables. No prior property was included in determining market value.				
INDICATED VALUE BY SALES COMPARISON APPROACH				
INDICATED VALUE BY INCOME APPROACH (if Applicable)	Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$			
This appraisal is made	<input checked="" type="checkbox"/> "as is" <input type="checkbox"/> subject to the repairs, alterations, inspections or conditions listed below <input type="checkbox"/> subject to completion per plans & conditions of appraisal			
Conditions of Appraisal:	The subject has been appraised "as is" and compared to a similar market in the subject			

Final Reconciliation: Greatest weight is carried by the market approach, as it reflects the attitudes of typical b sellers in this market. It is well supported by the value indicated in the cost approach. The income approach is not applicable to this analysis.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/FNMA form 1004B (Revised 06/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 232,000

APPRaiser:

Signature: [Signature]

Name: Ron [Name]

Date Report Signed: February 2003

State Certification #

Or State License # 154006341

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name

Date Report Signed

State Certification #

Or State License #

☐ C
☐ Insj

Supplemental Addendum

File No. CUST0005

Borrower/Client **Ahmad**

Property Address **6509 W 81st Place**

City **Burbank**

Lender **Ahmad**

County **Cook**

State **IL**

Zip Code **60459**

Client Information

This appraisal was performed on behalf of the customer Ahmad Fariz in order to determine fair market value.

Comments on Condition of Improvements

No functional depreciation noted, no external depreciation applied, physical depreciation consist normal wear and tear for a home this age.

The subject is a Split Level with a brick and frame exterior which is set on a poured concrete foundation.

The first floor living room and dining room have carpeting and wood trim. The kitchen has vinyl floor and wood cabinets.

The second floor bedrooms have carpeting and wood trim. The bathroom has ceramic flooring and ceramic wainscot.

An adjustment for age was made to comparable 1 to reflect the superiority of the subject. An adjustment for gross living area was made to comparable 3 at \$10 per square foot. The subject's comparables are similar in design and appeal and have been weighted equally in order to obtain market value.

LEGAL DESCRIPTION

LOT 5 IN LORRAINE MITCHELL'S 81ST PLACE SUBDIVISION OF THE EAST HALF OF LOT 39 IN FREDERICK H. BARTLETT'S 79TH STREET ACRES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3 Year Sales and Listings History

Subject - A previous listing on 03/18/2001 was found for \$174,900, which expired after 96 days. The property was listed again on 04/02/2002 for \$219,900, which expired after 91 days. The subject is currently active in the MLS. The list price is \$249,900 with an approximate market time of 27 days.

Comparable 1 - A previous listing on 05/23/2002 was found for \$239,000, which was cancelled after 1 day. The property was listed again on 05/23/2002 for \$239,000, which was cancelled after 59 days. The most recent listing found was for the sale used in this analysis. The list price was \$239,000 with a market time of 13 days.

Comparable 2 - The sale used in this analysis was listed for \$234,900 with a market time of 46 days. The most recent listing found was on 11/19/2002 for \$244,900, which was cancelled after 1 day.

Comparable 3 - No prior sales or listings within the past 3 years have been found in the MLS. The most recent listing found was for the sale used in this analysis. The list price was \$244,900 with a market time of 71 days.

Electronic Transmission

The appraisal, if transmitted by electronic means, meets applicable USPAP reporting requirements adopted by the Appraisal Standards Board using computer software which identifies any transmission errors during the transmission process, confirms date, time and quantity of data transmitted/received, and protects signature integrity (only the appraiser/appraisers maintain control of the signature by means of passwords and/or hardware devices). Electronically affixing a signature to a report carries the same level of authenticity and responsibility as an ink signature on a paper report (a paper copy report transmitted by facsimile with hand written mark for the signature constitute electronic transmission).

Building Sketch (Page - 1)

Borrower/Client **Ahmad**
 Property Address **6509 W 81st Place**
 City **Burbank**
 Lender **Ahmad**

County **Cook**

State **IL**

Zip Code **60459**



Sketch by Apax IV Windows™

GLA1	First Floor	594.00	594.00
GLA2	Second Floor	696.00	696.00
TOTAL LIVABLE (rounded)		1290	

First Floor			594.00
22.0	x	27.0	
Second Floor			696.00
24.0	x	29.0	
2 Calculations Total (rounded)			1290

Subject Photo Page

Borrower/Client **Ahmad**
Property Address **6509 W 81st Place**
City **Burbank**
Lender **Ahmad**

County **Cook**

State **IL**

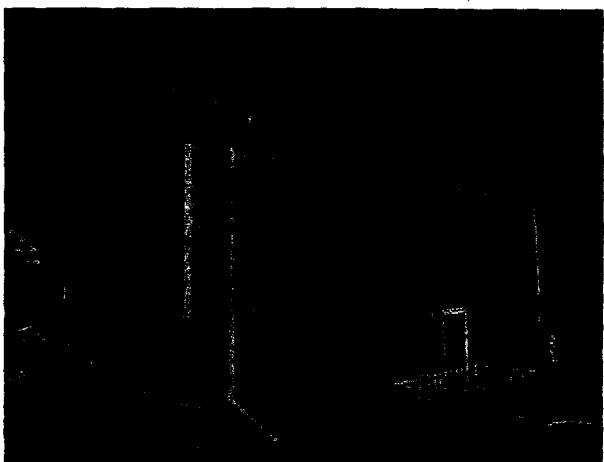
Zip Code **60459**



Subject Front

6509 W 81st Place

Sale Price	Refinance
Gross Living Area	1,290
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1
Location	Average
View	Residential
Site	6,801
Quality	Brt/Frm/Avg
Age	28



Subject Rear



Subject Street

PHOTOGRAPH ADDENDUM

Borrower/Client **Ahmad**
Property Address **6508 W 81st Place**
City **Burbank** County **Cook** State **IL** Zip Code **60458**
Lender **Ahmad**



Comparable Photo Page

Borrower/Client **Ahmad**

Property Address **6509 W 81st Place**

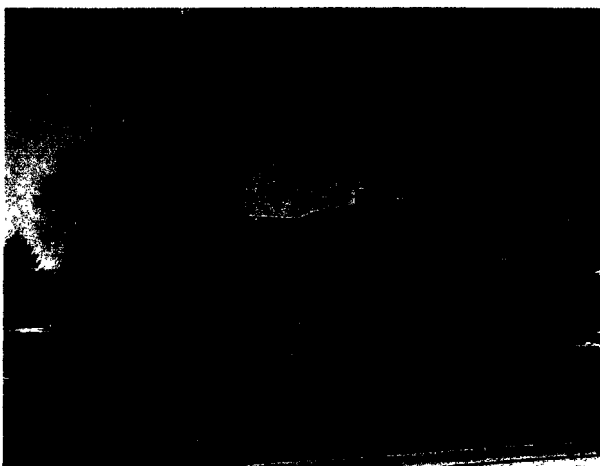
City **Burbank**

Lender **Ahmad**

County **Cook**

State **IL**

Zip Code **60456**



Comparable 1

8524 S Newland Avenue

Prox. to Subject **.7 miles**

Sale Price **232,000**

Gross Living Area **1,200**

Total Rooms **7**

Total Bedrooms **3**

Total Bathrooms **1**

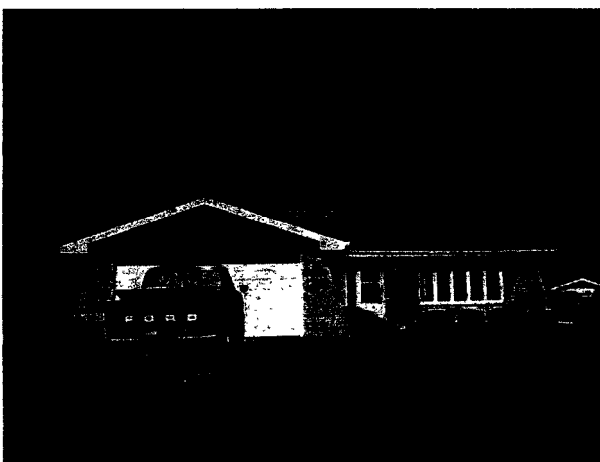
Location **Average**

View **Residential**

Site **9,975**

Quality **Brk/Frm/Avg**

Age **41**



Comparable 2

Address **6406 W 84th S**

Prox. to Subject **.3 miles**

Sale Price **235,000**

Gross Living Area **1,306**

Total Rooms **6**

Total Bedrooms **3**

Total Bathrooms **1**

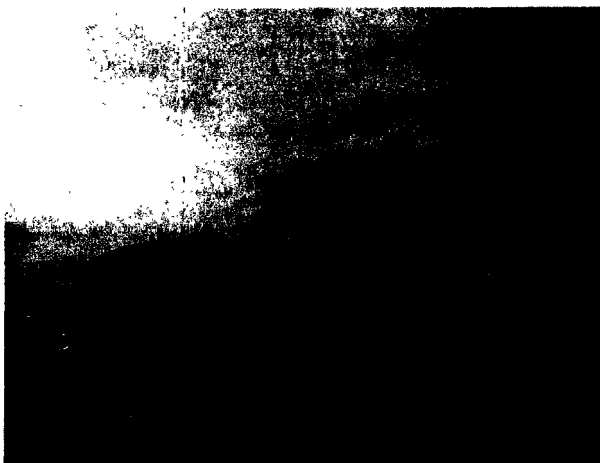
Location **Average**

View **Residential**

Site **9,380**

Quality **Brk/Frm/Avg**

Age **28**



Comparable 3

Address **6545 W 81st P**

Prox. to Subject **.1 miles**

Sale Price **236,000**

Gross Living Area **1,406**

Total Rooms **6**

Total Bedrooms **3**

Total Bathrooms **1**

Location **Average**

View **Residential**

Site **9,765**

Quality **Brk/Frm/Avg**

Age **25**

Location Map

Borrower/Client **Ahmad**

Property Address **6509 W 81st Place**

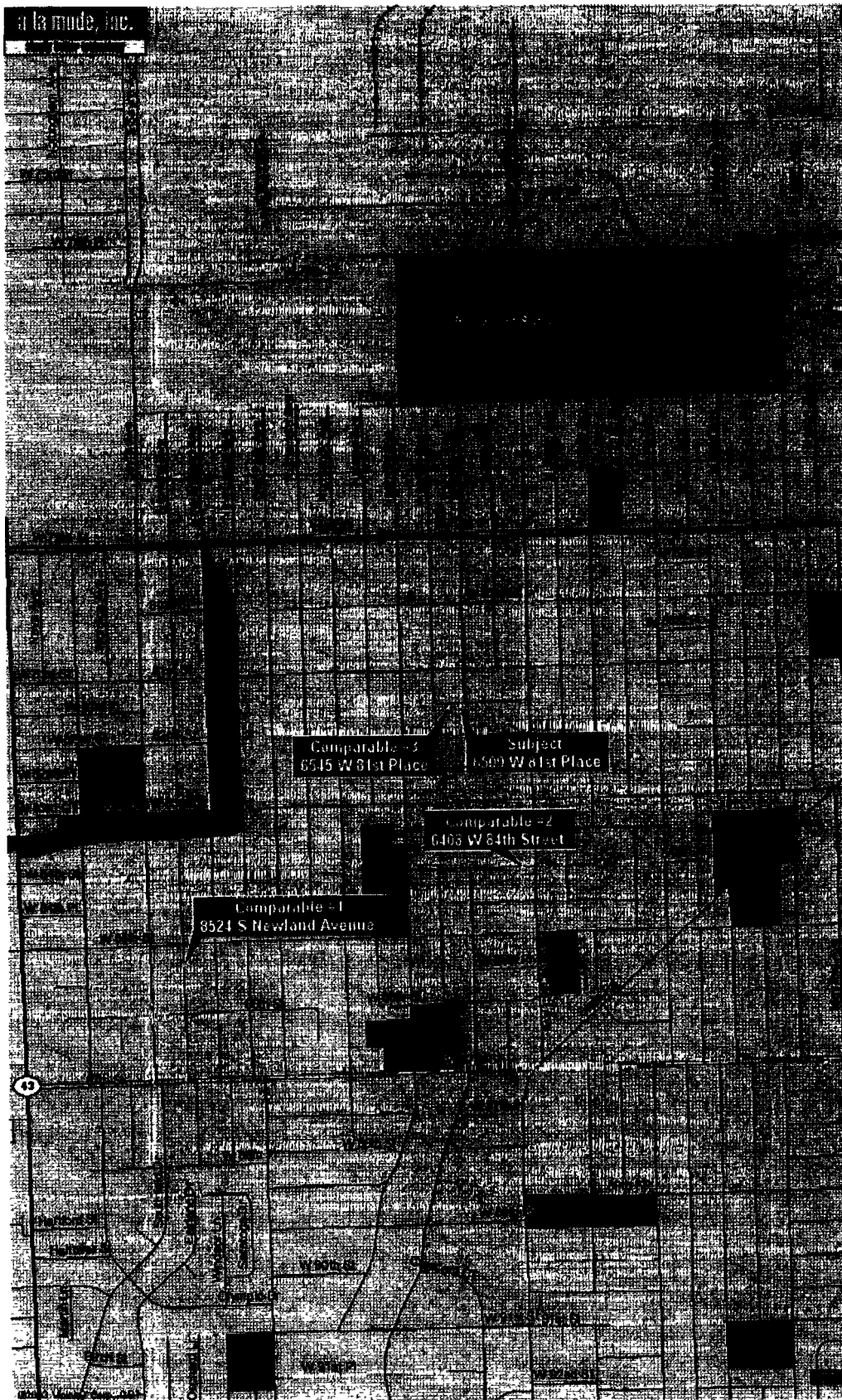
City **Burbank**

Lender **Ahmad**

County **Cook**

State **IL**

Zip Code **60459**



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) it represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assures the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under residential ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to aid the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and he or she has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. Separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are not.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous waste substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property. The appraiser has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by third parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, without alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report on collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other means.


APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of size variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the conditions and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision in the Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individuals and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I have no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that he or she directly supervises the appraiser who prepared the appraisal report, has reviewed the appraisal report, agrees with the statements and conclusions of the appraiser, and agrees to be bound by the appraiser's certifications numbered 4 through 7 above, and is taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 6509 W 81st Place, Burbank, IL 60459

APPRAISER:

Signature: 
Name: Ronny McMillen
Date Signed: February 25, 2003
State Certification #: 154006341
or State License #: 154006341
State: IL
Expiration Date of Certification or License: 9/30/2003

SUPERVISORY APPRAISER (only if required)

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

RESUME OF QUALIFICATIONS

Ronnie K. Malley

**AREA APPRAISALS, INC.,
8941 BILBOA STREET
ORLAND PARK, IL 60462
Phone: (708) 364-0210
Fax: (708) 364-0205**

EDUCATION:

**STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE
BASIC PRINCIPLES OF APPRAISAL
RESIDENTIAL/SINGLE FAMILY APPRAISAL**

CLIENT REFERENCE:

**ANCHOR MORTGAGE
ARENGBIA FINANCIAL SERVICES
BANCLINE MORTGAGE COMPANY
CONSECO BANK INC.
FOREST CITY MORTGAGE
CITY MORTGAGE
MORTGAGE CONCEPTS
PREMIER MORTGAGE
UNITED TRUST BANK**

